



EXHIBIT

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# VERIFIED LEGAL DESCRIPTION FORM

## MUNICIPAL PLANNING BOARD

The following legal description has been prepared by David A. White, P.S.M. and submitted to the City Planning Bureau for verification.

[Signature]  
Signature

11/19/15  
Date

"This description has been reviewed by the Bureau of Engineering and is acceptable based on a comparison with:

PEC SURVEY OF 11-19-15,  
OR. CO. P.A. RECORDS, RAN  
TRAVERSE & CLOSURE.  
By [Signature] Date 2-8-2016

Application Request (Office Use Only):

File No. ZON2015-00052

ANX2015-00028  
GMP2015-00050  
GMP2015-00051

Legal Description Including Acreage (To be Typed By Applicant):

LEGAL DESCRIPTION (PREPARED BY SURVEYOR)

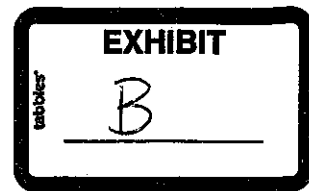
A PARCEL OF LAND LYING IN SECTIONS 17 AND 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST AND LOT 9 LAKE WHIPPOORWILL ESTATES, ACCORDING TO THE PLAT THEREOF A RECORDED IN PLAT BOOK 12, PAGE 16 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 20 FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°41'58" EAST ALONG THE NORTH LINE OF SECTION 20, A DISTANCE OF 33.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD PER CITY OF ORLANDO RIGHT-OF-WAY MAP OF NARCOOSSEE PREPARED BY REGIONAL ENGINEERS, PLANNERS, SURVEYORS, INC., DATED FEBRUARY, 1995 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°41'58" EAST ALONG SAID NORTH LINE AND SAID EAST RIGHT-OF-WAY LINE, 11.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9, LAKE WHIPPOORWILL ESTATES; THENCE DEPARTING SAID NORTH LINE RUN NORTH 00°01'00" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID LOT 9, A DISTANCE OF 130.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE AND SAID WEST LINE OF LOT 9, RUN NORTH 89°41'58" EAST ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 1931.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE RUN SOUTH 00°10'22" WEST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 130.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9, AND THE NORTH LINE OF SAID SECTION 20, AND THE

NORTH LINE OF OFFICIAL RECORDS BOOK 10525, PAGE 7626; THENCE DEPARTING SAID NORTH LINES, CONTINUE SOUTH 00°10'22" WEST, 329.97 FEET, THENCE RUN SOUTH 89°42'03" WEST, 661.94 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE RUN SOUTH 00°41'58" WEST, ALONG SAID EAST LINE, 828.54 FEET TO THE SOUTH LINE OF OFFICIAL RECORDS BOOK 10478, PAGE 8028; THENCE RUN SOUTH 89°54'52" WEST ALONG SAID SOUTH LINE, 1289.27 FEET TO THE AFORESAID EAST RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD, THENCE RUN NORTH 00°56'21" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 1153.80 FEET; TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 44.919 ACRES MORE OR LESS.

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# VERIFIED LEGAL DESCRIPTION FORM

## MUNICIPAL PLANNING BOARD

The following legal description has been prepared  
by PEC Surveying and Mapping

and submitted  
to the City Planning Bureau for verification:

[Signature]  
Signature

1/8/2016  
Date

"This description has been  
reviewed by the Bureau of  
Engineering and is acceptable  
based on a comparison with:

PEC SURVEY OF 12.12.15,

OR. Co. P.A. RECORDS, RAW

TRAVERSE & CLOSURE.

By [Signature] Date 2-8-2016

Application Request (Office Use Only):

File No. ZON2015-00053  
ANX2015-00028  
GMP2015-00051  
GMP2015-00050

Legal Description Including Acreage (To be Typed By Applicant):

### LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST, BEING DESCRIBED AS  
FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, FOR A  
POINT OF REFERENCE; THENCE RUN NORTH 00 DEGREES 21 MINUTES 02 SECONDS EAST, ALONG THE WEST  
LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1898.57 FEET TO A POINT LYING ON THE SOUTH LINE  
OF THE NORTH 100.00 FEET OF THE SOUTH 200.00 FEET OF THE SOUTH 400.00 FEET OF THE WEST 1730.00  
FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE DEPARTING SAID WEST LINE, RUN  
SOUTH 89 DEGREES 48 MINUTES 42 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 48.00 FEET TO  
THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 21 MINUTES 02 SECONDS EAST, 100.00 FEET  
TO A POINT LYING ON THE NORTH LINE OF THE NORTH 100.00 FEET OF THE SOUTH 200.00 FEET OF THE  
SOUTH 400.00 FEET OF THE WEST 1730.00 FEET OF SAID SOUTHWEST QUARTER; THENCE RUN SOUTH 89  
DEGREES 48 MINUTES 42 SECONDS EAST, ALONG SAID NORTH LINE, 1682.01 FEET TO A POINT LYING ON THE  
EAST LINE OF THE WEST 1730.00 FEET OF SAID SOUTHWEST QUARTER; THENCE RUN SOUTH 00 DEGREES 21  
MINUTES 02 SECONDS WEST, ALONG SAID EAST LINE, 100.00 FEET TO A POINT LYING ON AFORESAID SOUTH  
LINE OF THE NORTH 100.00 FEET OF THE SOUTH 200.00 FEET OF THE SOUTH 400.00 FEET OF THE WEST  
1730.00 FEET OF SAID SOUTHWEST QUARTER; THENCE RUN NORTH 89 DEGREES 48 MINUTES 42 SECONDS  
WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1682.01 FEET TO THE POINT OF BEGINNING.

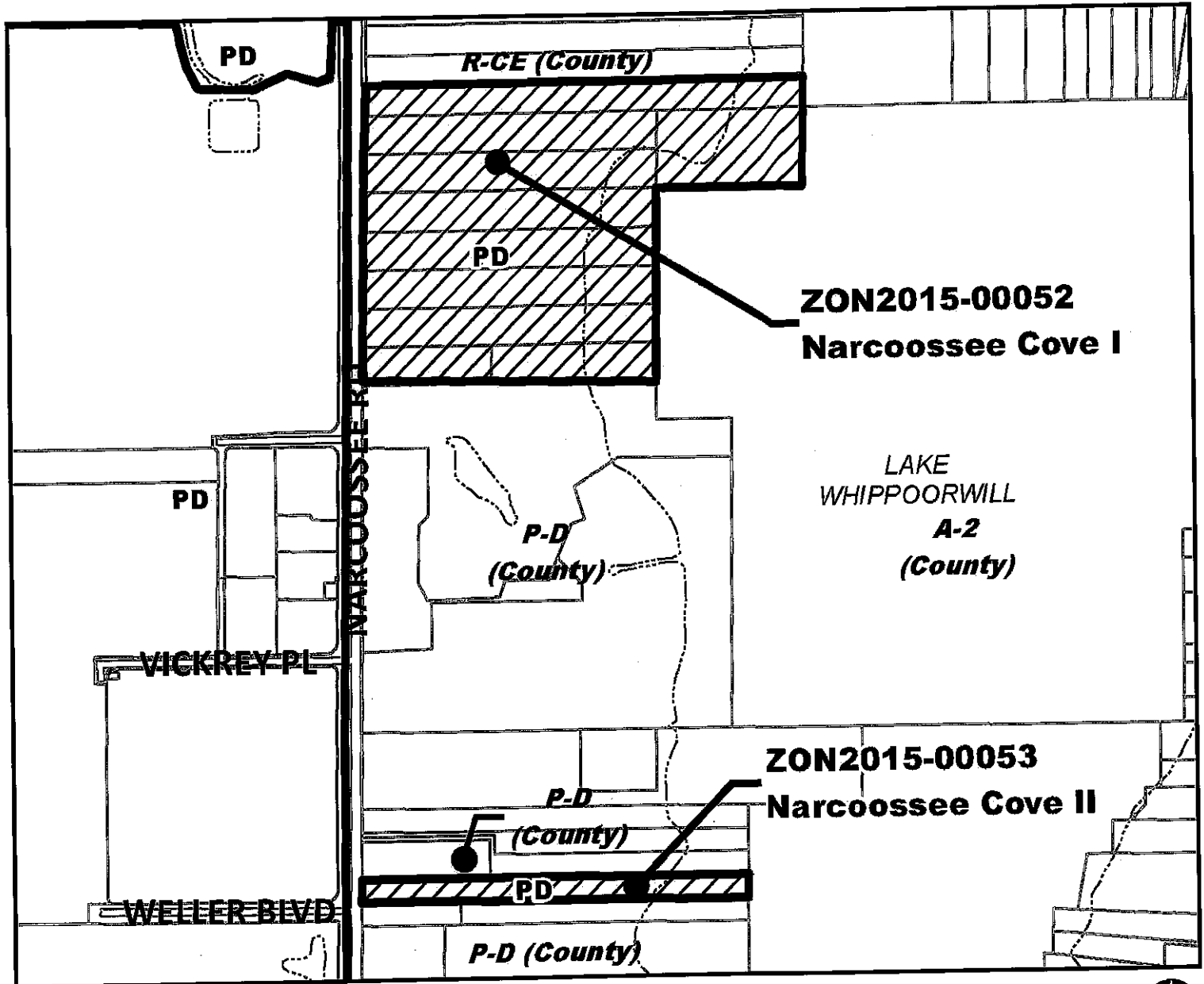
THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA, AND CONTAINS 3.861 ACRES,  
MORE OR LESS.

| OF |

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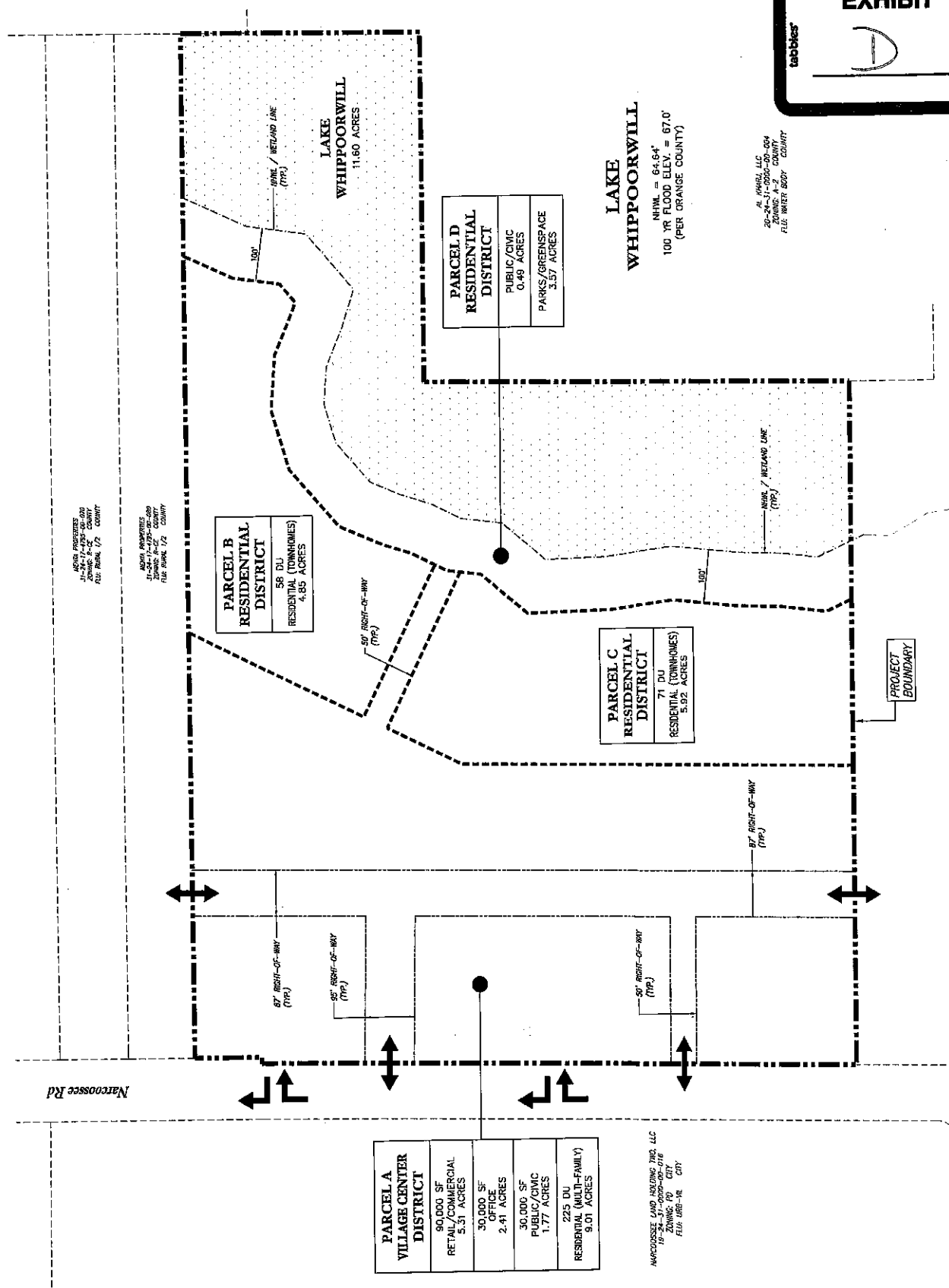
Zoning - Proposed



**EXHIBIT**

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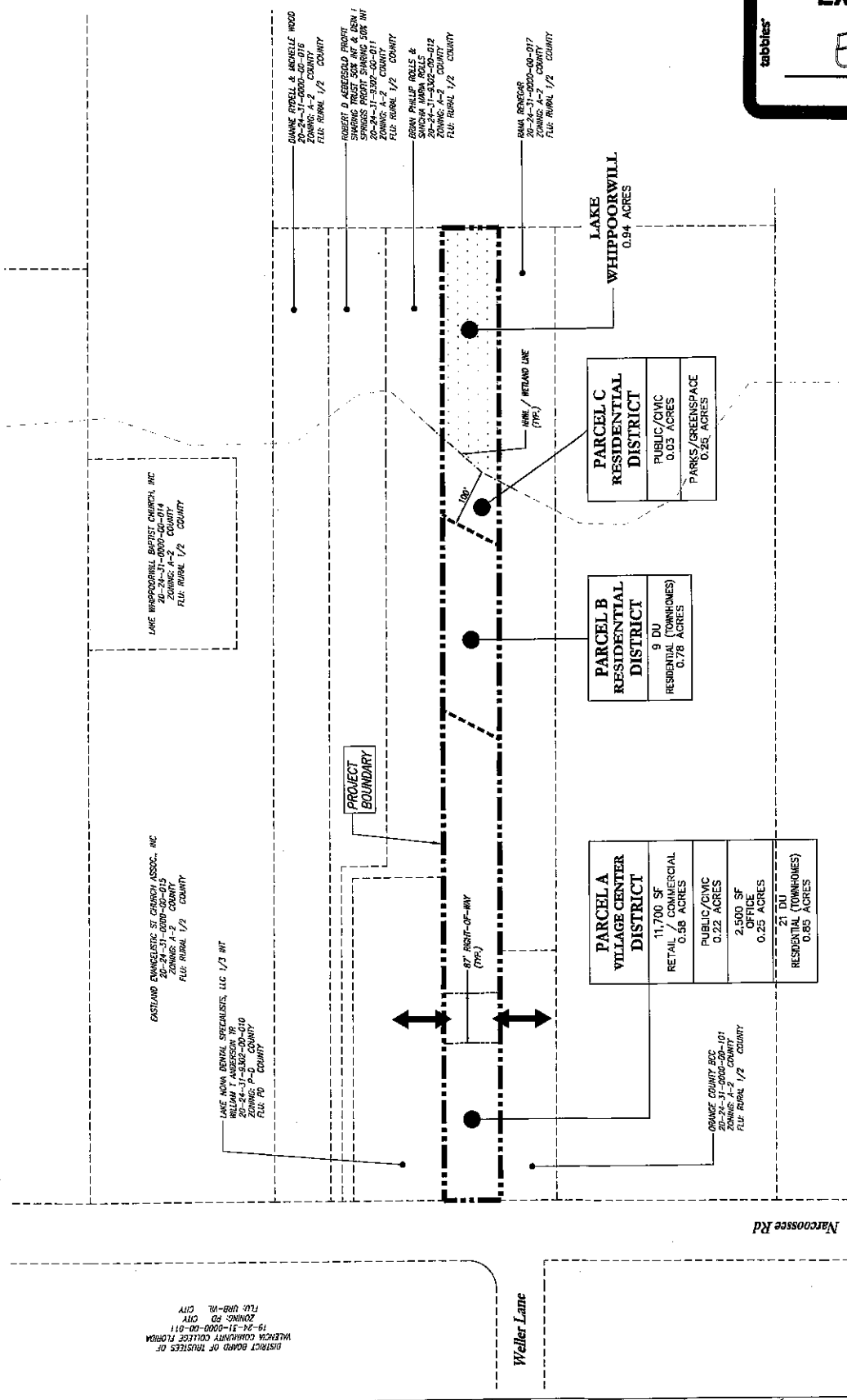
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## PD FRAMEWORK MAP: NARCOOSSEE COVE II

**EXHIBIT**

## Tables



# Trip Equivalency Matrix

Unit Land Use Conversion Matrix

FROM	Trip Generated By	ITE Code	Units	PM Peak Hour Trip Rate	TO							
					Single Family Residential	Multi-Family Apartment	Low-Rise Residential Condos/Townhouse	Hotel	Church	General Office Building	Shopping Center (Retail)	Restaurant (Fast Food with Drive Thru)
	Single Family Residential	210	DU	1.00	1.000	1.613	1.282	1.667	1.818	0.671	0.270	0.031
	Multi-Family Apartment	220	DU	0.62	0.620	1.000	0.795	1.033	1.127	0.416	0.167	0.019
	Low-Rise Residential Condos/Townhouse	231	DU	0.78	0.780	1.258	1.000	1.300	1.418	0.523	0.210	0.024
	Hotel	310	RM	0.60	0.600	0.968	0.769	1.000	1.091	0.403	0.162	0.018
	Church	560	KSF	0.55	0.550	0.887	0.705	0.917	1.000	0.369	0.148	0.017
	General Office Building	710	KSF	1.49	1.490	2.403	1.910	2.483	2.709	1.000	0.402	0.046
	Shopping Center (Retail)	820	KSF	3.71	3.710	5.984	4.756	6.183	6.745	2.490	1.000	0.114
	Restaurant (Fast Food with Drive Thru)	934	KSF	32.65	32.650	52.661	41.859	54.417	59.364	21.913	8.801	1.000

## Notes:

(a) Trip Rate source is the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition)

(b) DU = Dwelling Unit, RM = Room, KSF = 1,000 square feet

(c) Unit Equivalency Matrix is based on PM peak hour trip rates

